



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

PLANNING BOARD  
JOHN P. EWASUTYN, CHAIRMAN  
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## PLANNING BOARD AGENDA

November 16<sup>th</sup>, 2023  
7:00 PM

***\*PLEASE NOTE: The Planning Board Meeting will start at 7:00 P.M. and all Applicants/Representatives are to be present at that time. The Meeting will be held in the Meeting Room of Town Hall, located at 1496 Route 300, Newburgh NY.\****

**This will be an in-person meeting at Town Hall**

**Online meeting materials:** <http://www.townofnewburgh.org/cn/meetings/>

- 1. 273 Route 17K (23-05)** CHANGE OF USE- RESTAURANT  
273 Route 17K  
Section 90, Block 60, Lot 1  
Zone: B  
Rep: A. Hennessy Architects  
1200 Stony Brook Court  
Newburgh, NY 12550
- 2. Gardner Ridge (02-29)** SITE PLAN  
MULTI-FAMILY/ SENIOR  
Gardnertown Road near Gidney Avenue  
Section 75, Block 1, Lot 4.12  
Zone: R-3  
Rep: Darren Doce, P.E.  
Doce Associates  
5020 Route 9W, #19  
Newburgh, NY 12550
- 3. O'Reilly Auto Parts (23-21)** INITIAL APPEARANCE  
SIGNAGE  
1401 NYS Route 300  
Section 60, Block 3, Lot 41.21  
Zone: IB  
Rep: Kinetic Design and Development  
2215 W Chesterfield Blvd. Suite 01  
Springfield, MO 65807

**4. ADS Properties, Car Wash (21-04)**

1295 Route 300  
Section 95, Block 1, Lot 14.1  
Zone: IB  
Rep: Pietrzak & Pfau  
262 Greenwich Ave. Suite A  
Goshen, NY 10924

SITE PLAN  
ARB

**5. E & C Property Holdings/Camp Integrity (23-22)**

576 Rock Cut Road  
Section 11, Block 1, Lot 61  
Zone: R-1  
Rep: Day Stokosa Engineering  
3 Van Wyck Lane  
Wappingers Falls, NY 12590

INITIAL APPEARANCE  
SITE PLAN/ SPECIAL USE PERMIT

**6. Matrix I-84 Distribution Center (22-29)**

Route 17K  
Section 86, Block 1, Lot 97  
Section 89, Block 1, Lots 66 & 69.1  
Zone: IB  
Rep: Langan  
One North Broadway, Suite 110  
White Plains, NY 10601

CONTINUATION OF PUBLIC HEARING  
SITE PLAN  
LOT LINE CHANGE  
CLEARING & GRADING

**PLANNING BOARD BUSINESS – November 16<sup>th</sup>, 2023**

**WORK SESSION—5:30 PM Start Time**

- 1. Patton Ridge (PB# 2012-18)** – Requesting a six-month (180 Day) extension from November 16, 2023 to May 16, 2024.
- 2. MKJC (PB# 2023-11)** – Referral to Orange County Planning